

1322 E. LUMSDEN ROAD

BRANDON, FLORIDA 33511

OFFICE SPACE FOR LEASE

Professional Office Space with Excellent Lumsden Road Exposure



 **AVAILABLE JULY 1ST, 2026**

Move-in ready professional office space in East Brandon.

PROPERTY OVERVIEW

Located along highly traveled E. Lumsden Road in the heart of Brandon, this well-maintained office property offers affordable professional office space with excellent accessibility and strong parking ratios.

Ideal for a wide range of professional office users seeking convenience, visibility and a central Brandon location.

NOW LEASING

1227 SF OFFICE SUITE

\$18.00 PSF NNN

Estimated Expenses:
\$4.91 PSF

TOTAL MONTHLY RENT:
\$2,342.55

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL OFFICE



REAL ESTATE



INSURANCE



LEGAL SERVICES

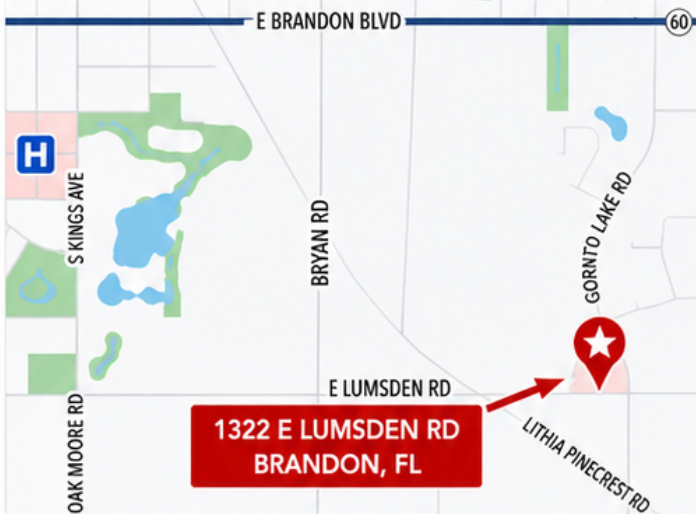


COUNSELING



ACCOUNTING & FINANCIAL

LOCATION MAP



EAST BRANDON / VALRICO MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	11,500	72,800	183,400
Average Household Income	\$108,400	\$103,700	\$98,600
Median Household Income	\$92,300	\$89,500	\$84,700
Total Households	4,300	27,900	69,500
Daytime Population	9,800	58,400	145,000
Bachelor's Degree or Higher	34%	36%	35%
Median Age	39.8	40.7	40.9

Source: Esri 2024 | Rings centered on 1322 E. Lumsden Road, Brandon, FL 33511

FOR MORE INFORMATION, CONTACT:



Carl Stickeler
(813) 390-0951



cstickeler@gmail.com



HILLSBOROUGH'S FINEST
REAL ESTATE TEAM
Your Success is Our Goal!

TURNER COLE COMPANY
REAL ESTATE SERVICES



www.TurnerCole.com